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0005

0012.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

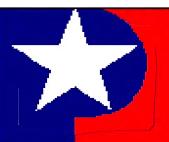
864,800 / 864,800

USE VALUE:

864,800 / 864,800

ASSESSED:

864,800 / 864,800


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
43		BRADLEY RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: SHAKHNOVICH ALEXANDER	
Owner 2: LEONOVA ELENA	
Owner 3:	
Street 1: 43 BRADLEY RD	
Street 2:	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	Type:

## PREVIOUS OWNER

Owner 1: GECHIJIAN ARA K & ARSHAG TRS -
Owner 2: VEHANOOSH GECHIJIAN 1993 TRUST -
Street 1: 43 BRADLEY RD
Twn/City: ARLINGTON
St/Prov: MA
Postal: 02474

## NARRATIVE DESCRIPTION

This parcel contains 9,962 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1950, having primarily Brick Veneer Exterior and 2559 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9962		Sq. Ft.	Site		0	70.	0.72	4									503,201						503,200	

Total AC/HA: 0.22870

Total SF/SM: 9962

Parcel LUC: 101 One Family

Prime NB Desc: ARLINGTON

Total: 503,201

Spl Credit

Total: 503,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

Total Card / Total Parcel

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<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>					
Type: 19 - Ranch	1	Rating: Average															
Sty Ht: 1 - 1 Story		Rating:															
(Liv) Units: 1	Total: 1	Rating:															
Foundation: 1 - Concrete		Rating:															
Frame: 1 - Wood		Rating:															
Prime Wall: 8 - Brick Veneer		Rating:															
Sec Wall: 19 - Texture 111	5%	Rating:															
Roof Struct: 1 - Gable																	
Roof Cover: 1 - Asphalt Shgl																	
Color: RED																	
View / Desir:																	
<b>GENERAL INFORMATION</b>				<b>OTHER FEATURES</b>				<b>RESIDENTIAL GRID</b>				<b>SKETCH</b>					
Grade: C+ - Average (+)				Kits: 1	Rating: Average			1st Res Grid	Desc: Line 1	# Units: 1							
Year Blt: 1950	Eff Yr Blt:			A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O								
Alt LUC:	Alt %:			Fpl: 2	Rating: Average			Other									
Jurisdct: G12	Fact: .			WSFlue:	Rating:			Upper									
Const Mod:								Lvl 2									
Lump Sum Adj:								Lvl 1									
<b>INTERIOR INFORMATION</b>				<b>CONDOS INFORMATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>					
Avg Ht/FL: STD				Location:				Exterior:	No Unit	RMS	BRS	FL					
Prim Int Wall: 6 - Average				Total Units:				Interior:	1	6	3						
Sec Int Wall:		%		Floor:				Additions:									
Partition: T - Typical				% Own:				Kitchen:									
Prim Floors: 4 - Carpet				Name:				Baths:									
Sec Floors: 3 - Hardwood	10%							Plumbing:									
Bsmnt Flr: 4 - Carpet								Electric:									
Subfloor:								Heating:									
Bsmnt Gar: 2								General:									
Electric: 3 - Typical																	
Insulation: 2 - Typical																	
Int vs Ext: S																	
Heat Fuel: 1 - Oil																	
Heat Type: 3 - Forced H/W																	
# Heat Sys: 1																	
% Heated: 100	% AC: 100																
Solar HW: NO	Central Vac: NO																
% Com Wall	% Sprinkled:																
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:					
<b>SPEC FEATURES/YARD ITEMS</b>																	
<b>PARCEL ID</b> 098-0-0005-0012.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
19	Patio	D	Y	1	12X24	A	AV	1965	3.55	T	40.8	101			600		600
22	Wood Deck	D	Y	1	12X14	G	GD	2011	14.94	T	4.8	101			2,400		2,400
More: N	Total Yard Items:	3,000	Total Special Features:		Total:	3,000											
<b>IMAGE</b> <b>AssessPro Patriot Properties, Inc</b>																	
																	